
Sent: 10/12/2018 9:10:38 AM
Subject: 74 Bower Street, Manly - DA2018/1820 - Attention: Rhiannon McLardy
Attachments: Letter Council 1.1.pdf;

Dear Ms McLardy,

See attached submission. I will also send a hard copy. Feel free to call me if you have any questions.

Regards,

Geoff Goodyer | Principal Town Planner | Symons Goodyer Pty Ltd
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10 December 2018

General Manager
Northern Beaches Council
725 Pittwater Road
Dee Why NSW 2099

Attention: Rhiannon McLardy

Dear Ms McLardy,

Re: 74 Bower Street, Manly – DA2018/1820

I have been engaged by Mr and Mrs Allen, the owners of the neighbouring property to the east, 72 Bower Street, to provide town planning advice. I am a town planner with over 30 years' experience and prior to establishing my consultancy was the Manager of Planning and Urban Design at Warringah Council.

Maintaining privacy

Mr and Mrs Allen are concerned about maintaining mutual privacy between themselves and their neighbours. There are two areas where the proposed development could unreasonably reduce mutual privacy but these can be addressed by appropriate conditions of consent.

The first concern is the north-facing windows of Bedroom 1 of 74 Bower Street and their relationship to the west-facing living room windows of 72 Bower Street. There is an existing loss of privacy arising from these windows which has necessitated the installation of a privacy screen at 74 Bower Street.

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Photograph 1: Looking from living room windows of 72 Bower Street to existing Bedroom 1 windows of 74 Bower Street.

The proposal will move these windows 2 metres closer together, resulting in a greater loss of mutual privacy.

In my experience the installation of fixed external vertical louvres, of sufficient depth and spacing, can ensure that privacy is maintained. Given that the angle of view between the sets of windows is approximately 45° the depth and the spacing of the fixed louvres should be equal. To prevent the louvres unnecessarily increasing the bulk of the building it is recommended that they be 300mm in depth, as shown in the following drawings:

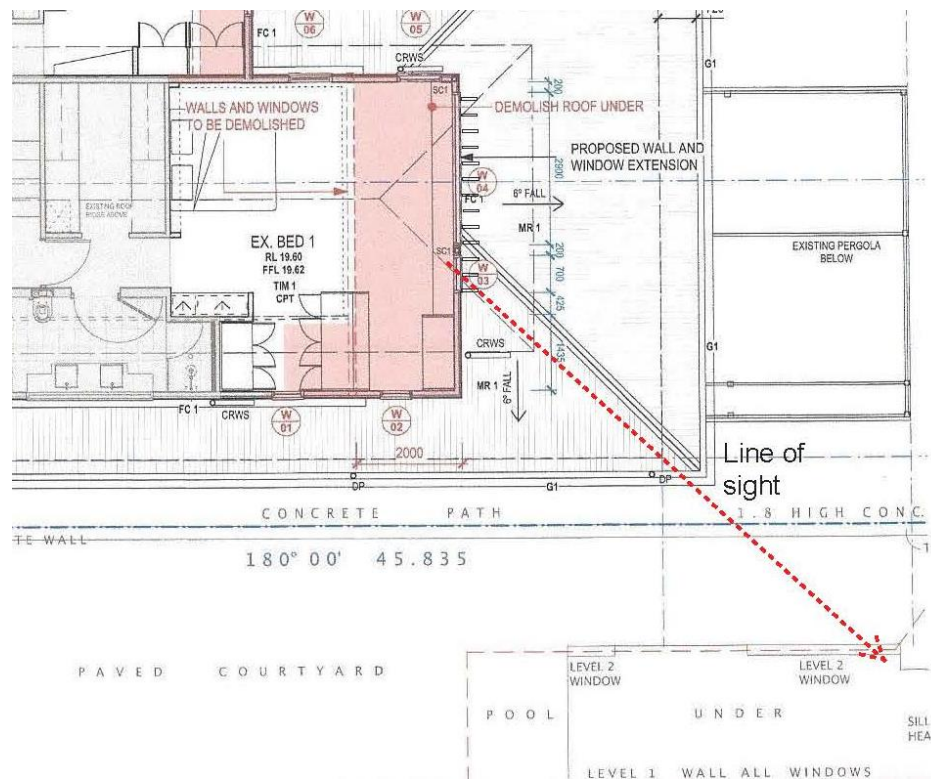


Diagram 1: Line of sight.

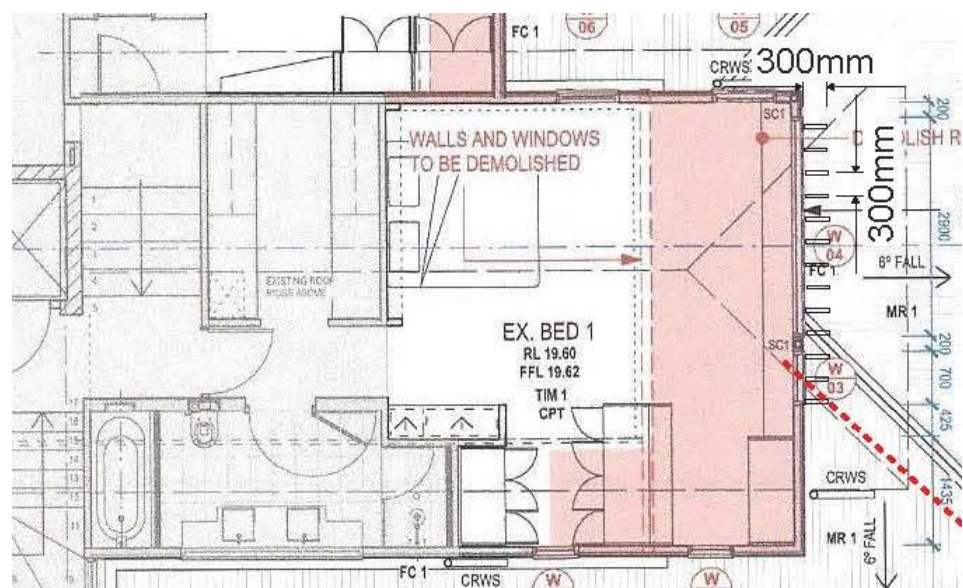
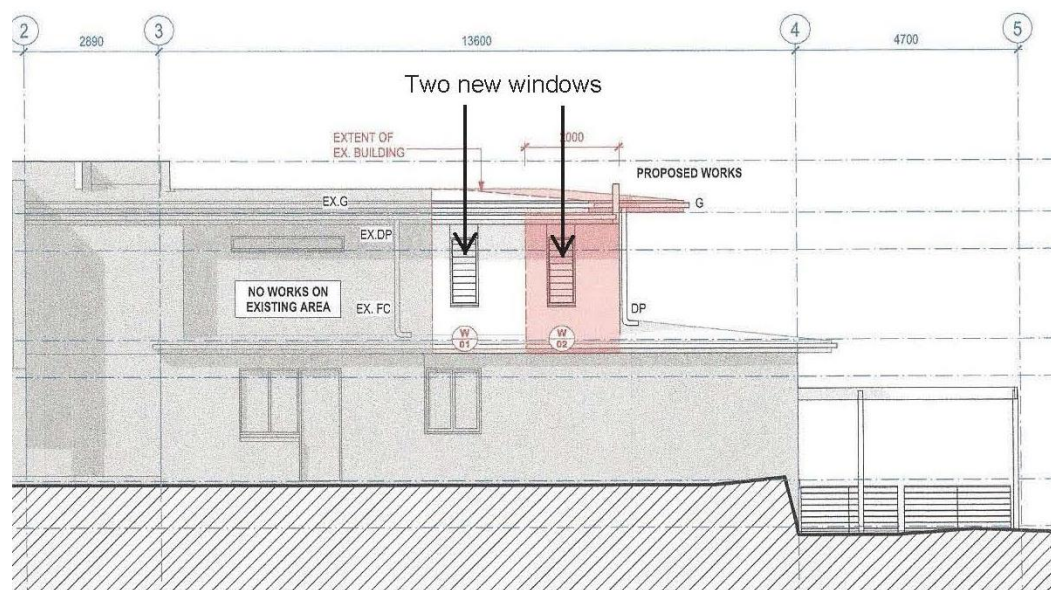


Diagram 2: Screen louvres detail.

The second area of concern is the two new east-facing louvre windows in Bedroom 1, identified in the diagram below, and their proximity to west-facing windows in 72 Bower Street.



To maintain mutual privacy between the dwellings but still allow light and ventilation to Bedroom 1 these louvre windows should be of frosted glazing and the panes should overlap and have a limited angle of opening to prevent lines of sight between the dwellings, as shown in the following photograph:



The following wording is provided to assist Council in drafting appropriate conditions of consent:

To maintain privacy between dwellings, fixed external vertical louvres are to be installed on the north-facing windows of Bedroom 1. The louvres are to extend 300mm out from the external face of the windows and are to be spaced at 300mm intervals. Details to be provided with the Construction Certificate.

To maintain privacy, the two west-facing windows of Bedroom 1 are to be louvre windows with frosted glazing. The louvre panes are to overlap and the extent to which they can be opened is to be limited to ensure that no horizontal line of sight is possible out of the windows. Details to be provided with the Construction Certificate.

Aesthetic appearance

The existing drainpipes on the western side of the building are unsightly when viewed from 72 Bower Street because they are a lighter colour than the rendering of the walls. Given that the proposal exceeds the floor space ratio it is considered reasonable to address the potential impacts of bulk and scale by improving the appearance of the building. This matter may be addressed by a condition of consent as follows:

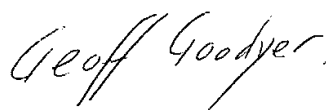
To improve the aesthetic appearance of the building, all drainpipes attached to the western wall of the dwelling are to be coloured to match the colour of the wall to which they are attached. Details to be provided with the Construction Certificate.

Conclusion

Thank you for giving consideration to Mr and Mrs Allen's concerns with the proposal and to the solutions suggested in this letter. These solutions will improve privacy for the residents of both 72 Bower Street and 74 Bower Street.

If you have any questions please feel free to call me.

Yours sincerely,



Geoff Goodyer
Symons Goodyer Pty Ltd